

From: [Kelly Bauer](#)
To: [HRAHearing \(CI-StPaul\)](#)
Subject: Subject: Please Oppose QAP Amendment Reducing Affordability Period for Downtown LIHTC Properties
Date: Wednesday, November 5, 2025 8:36:13 AM

From: Walter Battle <wbattle@hjcmmn.org>

Sent: Tuesday, November 4, 2025 7:08 PM

To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>

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Think Before You Click: This email originated **outside** our organization.

Dear Chair Cheniqua Johnson and Commissioners,

I am writing to respectfully urge you to **vote against the proposed amendment to the Qualified Allocation Plan (QAP)** that would allow the affordability period for certain downtown LIHTC properties to be reduced from 30 years to 15 years.

Preserving long-term affordability is critical to maintaining equitable housing opportunities in Saint Paul, especially in our downtown core where housing pressures and displacement risks are growing. This amendment sets a concerning precedent by opening the door to a *loophole* that undermines the intent of the Low-Income Housing Tax Credit (LIHTC) program and jeopardizes stable housing for future residents.

I respectfully urge you to:

- **Reject the proposed amendment** reducing affordability duration;
- **Reaffirm the City's commitment** to lasting affordability through LIHTC;
- **Ensure transparency and equity** in all future QAP revisions.

Thank you for your service and for your consideration of this urgent matter.

Sincerely,

Walter Battle

Board Chair

Housing Justice Center

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